



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

August 21, 2012

The meeting began at 5:30 PM.

HPC roll call indicated there was a quorum present for the meeting. The following committee members were present: Rosemary Rillo, Tim Ward, Kay Westberry, Chris Thurner, Winona Hartung, and George Beaver. James Stacy was not in attendance.

Roger Weaver and Michele Wood represented the Planning Department.

APPROVAL OF THE JULY 17, 2012 MEETING MINUTES: *Chris Thurner made a motion to approve the July 17, 2012 minutes as presented; Second Rosemary Rillo. All were in favor.*

APPROVAL OF THE JULY 31, 2012 SPECIAL MEETING MINUTES: *George Beaver made a motion to approve the July 31, 2012 minutes as presented; Second by Winona Hartung. All were in favor*

OLD BUSINESS: - None

REVISION TO THE AGENDA: - Tim Ward made a motion to amend the agenda to include the COA requests for Judith Thurner and Michael Neff for the Spencer House Inn; Second by Winona Hurtung. All were in favor.

NEW BUSINESS:

1. **RECONSTRUCTION/SHUTTERS:** Randy & Lucy Lyons, PO Box 2043, Highlands, NC 28741 is requesting approval to install board & batten wood shutters on 13 windows of original structure at 104 E Weed Street. The property is zoned R-1, Tax Parcel S41-05-009.

Randy Lyons presented his request to the HPC to install the board and batten shutters on the original structure. There were no questions or comments from the public. Tim Ward made a motion to approve the request as submitted; Second by George Beaver. Voting was unanimous in favor of the motion.

2. **FENCE REPLACEMENT:** Judith Thurner, 203 W Bryant Street, St. Marys, GA 31558 is requesting approval to replace an existing chain link fence on the east and west side of the rear yard with a wood picket fence not to exceed 4 feet in height. The property is zoned R-1, Tax Parcel S40-06-005.

Chris Thurner recused himself for the presentation of this request. Judith Thurner submitted the request to the HPC explaining the fence had been damaged by a tree that fell on their property in June of 2012. Tim

Ward made a motion to approve the request as submitted; Second by Winona Hartung. Voting was unanimous in favor of the request.

3. **RECONSTRUCTION/WINDOW REPLACEMENT:** Michael Neff, Spencer House Inn, 101 E. Bryant Street, St. Marys, GA 31558 submitted a request to replace seventy three existing windows with new windows. The property is zoned C-1, Tax Parcel S41-05-004.

Mr. Neff was presenting this request to the HPC for discussion. Mr. Neff explained part of the problem he has encountered is that none of the window companies wanted to provide him an estimate until he has received HPC approval for the project. Between the hail storm and the two tropical storms, the Spencer House Inn has received damage to the windows resulting in water leaks. Mr. Neff is requesting to replace 73 windows with vinyl clad exterior and wood interior, six over six double hung, double pane windows with the mullions in between the glass. Due to the structure being originally designed as a commercial structure and the amount of windows in need of replacement, George Beaver made a motion to approve the plan as submitted; Second by Chris Thurner. Voting was unanimous in favor of the request.

4. **DEMOLITION:** W.H. Gross, on behalf of Ameris Bank, is requesting a Certificate of Appropriateness request for demolition of a dilapidated structure located at 105 E. St. Marys Street. The property is zoned C-1, Tax Parcel S41-10-005.

Terry Stover spoke to the HPC on behalf of Ameris Bank. Mr. Stover explained, as one of the previous owners, in 2007 they had received a demolition permit to remove the structure based upon the plans that were submitted for a mixture of commercial on the bottom floor and residential above. Due to the change in the economy, they were not able to proceed as planned. The bank now has possession of the property and is requesting that the HPC allow them to remove the structure believing the vacant lot will increase their chances to sell the property. Mr. Stover explained they had spoken with several people interested in possibly remodeling the existing structure. However, due to the costs involved to do so, the interested parties felt it was not feasible to do so. However after much discussion, Chris Thurner stated the HPC ordinance states in Section 62-152, "The commission shall not grant demolition or relocation permits without reviewing at the same time the plans for the building or other development that would replace the structure." Since there were no plans provided to replace the structure, Chris Thurner made a motion to deny the request; second by George Beaver. Voting was unanimous in favor to deny the request.

DISCUSSION:

1. **Question Regarding Boat Parking at 106 Stable Alley** – The City had received a request from someone interested in purchasing the structure wanting to see if they would be allowed to park their 30' boat in front of the house. The consensus from the HPC, based on the HPC guidelines, was the parking of the boat in the front of the property was inappropriate. Mr. Weaver stated he would forward the information on.
2. **Update on 111 Wheeler Street** – Kay Westberry stated she had spoken with the Fords. They were not making any changes to the plans they had submitted. They just wanted the HPC to know they had submitted an application to the National Park Service for their review in regard to receiving state tax credits and wanted to deter the meeting for the windows to allow the State Historic Office to catch up where the Fords were with the HPC approval process.
3. **Update on Pauly's Café** - The HPC asked about the status of the changes to be made to Pauly's Café fence. The Planning Department stated they would check up on it.

4. **Update on Orange Hall** – The HPC asked Mr. Weaver what was approved at the City Council meeting. Mr. Weaver stated they did receive approval to paint the structure, install gutters and downspouts to protect the wood, repair the rear stairs to match the previous ones exactly and repair the front stairs. The shutters at this time were not approved.
5. **Boathouse Dock** – The HPC requested an update on the boathouse dock. Mr. Weaver explained they are finishing up on the CIG grant. The only thing is left is few odds and ends on trim work and the installation of educational signage
6. **Signs for the Cemetery** - The City is starting the process of purchasing signs for the cemetery that would list the cemetery rules. The HPC and the Cemetery Authority chose option 3 of the signs presented. The City will be purchasing the sign listed as option three. However, they will use the mounting method listed under option four. The colors are to be white lettering on a green background.

GRANTING AUDIENCE TO THE PUBLIC

- Ms. Lesley Mary Wells wanted to introduce herself to the HPC as a new member of Orange Hall. Ms. Wells expressed her appreciation to Mr. Weaver for all the hard work he has done. Ms. Wells stated she is committed to make Orange Hall come alive and hopes the HPC will have the same passion and excitement as the members of the Orange Hall Foundation for the renovation of Orange Hall. The HPC expressed their appreciation for her attendance and stated they are looking forward to seeing what takes place at Orange Hall.

Next Public Meeting of the Historic Preservation Commission: The next regular monthly meeting will be September 18, 2012 at 5:30PM in the Council Chambers at 418 Osborne Street, St. Marys, GA.

MOTION TO ADJOURN MEETING:

Tim Ward made a motion to adjourn the meeting. Second by Chris Thurner. All were in favor to adjourn the meeting. The meeting adjourned at 7:16PM.

GENERAL NOTES FOR HISTORIC PRESERVATION COMMISSION MEETING:

All items presented and discussed at the meeting were presented in an open forum so that the audience heard any discussions concerning applications. Due to technical difficulties, this meeting was not voice recorded.